

town limits. In the event of a much more rapid growth picture than that projected, or in the case of an increased demand by those individuals who prefer the more secluded, estate-type development, spill over into the fringe area could well occur on a rather extensive basis within the next 20 years. This outlying development is likely to occur near existing subdivisions and on major roads.

There were 61 mobile homes in the planning area when the land use survey was taken in late 1968 (some 5% of all dwelling units). Recent field checks indicate that this number is increasing fairly rapidly -- both in town and in the fringe area. Attractive, safe and healthy mobile home parks can be an asset to a town, and can be provided if proper location and design (aided by effective zoning) are coupled with sufficient water and sewerage facilities. Three mobile home park sites are proposed on the Land Development Plan, in addition to the existing one at the eastern edge of town on Island Ford Road. The proposed sites are: (1) north of the American-Efird plant, on the east side of Fourth Avenue; (2) northwest of the Maiden cemetery, between North First Avenue and the Maiden Creek flood plain; and (3) beyond the "D" Avenue extension, just south of Shady Branch. All of these sites would offer the convenience of being close-in to town and are on or near existing water and sewer lines.

COMMERCIAL PROPOSALS

As reflected in Table 12 of the Land Use Survey section, extensive enlargement of commercial area in Maiden is not anticipated. A total of 12 acres is projected for additional commercial use -- 6 acres by 1980 and some 6 more by 1990.